



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Planning Commission Regular Meeting

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Tuesday, February 14, 2023

12:00 PM

Assembly Chambers

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You are invited to a Zoom meeting.

When: February 14, 2023 12:00 PM Alaska

Topic: February 14, 2023 Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak.gov.zoom.us/j/96232354380?pwd=UkU0b1JiaHI5SGQ4OU1ISzNaZTdCZz09>

Meeting ID: 962 3235 4380

Passcode: 289401

Or Telephone:

(253) 215 8782 US (Tacoma) or (720) 707 2699 US (Denver)

1. **Call to Order**
2. **Roll Call**
3. **Acceptance of Agenda**
4. **Approval of Minutes**

**A.** Meeting minutes from January 10, 2023

5. **Public Comments**

*Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.*

6. **Consent Calendar**

7. **Public Hearing Items**

**A.** Frostad Variance App.

## **8. Non-Agenda Items**

**A.** Commissioner Comments

**B.** Staff Comments

**C.** Next Meeting will be on Tuesday, March 14th, 2023 at 12:00pm noon.

## **9. Adjournment**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Planning Commission Regular Meeting

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Tuesday, January 10, 2023

12:00 PM

Assembly Chambers

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You are invited to a Zoom meeting.

When: January 10, 2023 12:00 PM Alaska

Topic: January 10, 2023 Regular Planning Commission Meeting

Please click the link below to join the webinar:

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### 1. Call to Order

The meeting was called to order at 12:00pm.

### 2. Roll Call

PRESENT

Commission Vice-Chair Heather O'Neil

Commission Secretary Sally Dwyer

Commissioner Jim Floyd

Commissioner John Jensen

Commissioner Marietta Davis

ABSENT

Commission Chair Chris Fry

Commissioner Phillip Meeks

**3. Acceptance of Agenda**

The agenda was approved as presented.

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Voting Yea: Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis

**4. Approval of Minutes**

The minutes of the November 8, 2022 meeting were approved as presented.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Voting Yea: Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis

A. Planning Commission Meeting Minutes 11.08.2022

**5. Public Comments**

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None.

**6. Consent Calendar**

None.

**7. Public Hearing Items**

A. 1. Consideration of an application from Bruce Stedman for two variances at 203 N. 4th St. (PID: 01-006-206)

(a) a variance from the 80' road frontage requirement to allow a lot with 75' road frontage and,

(b) a variance from the 8,000-sf minimum lot size requirement to allow for a lot of 7,500sf.

2. Consideration of an application from Bruce Stedman for a minor subdivision at 203 N. 4th St. (PID: 01-006-206)

Elizabeth Hart spoke on her own behalf in favor of the subdivision.

Dave Berg spoke on his own behalf in favor of all applications.

Sarah Holmgrain spoke on her own behalf in favor of all applications.

Motion made by Commissioner Davis, Seconded by Commissioner Jensen to approve the variances to include the Findings of Fact as submitted in the Staff Report.

Voting Yea: Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis

Motion made by Commissioner Floyd, Seconded by Commissioner Davis to approve the minor subdivision to include the Findings of Fact as submitted in the Staff Report.

Voting Yea: Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis

**8. Non-Agenda Items**

A. Commissioner Comments

None.

B. Staff Comments

None.

C. Next Meeting is February 14, 2023 at 12:00noon in the Assembly Chambers

**9. Adjournment**

The meeting was adjourned at 12:13pm.

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.

Voting Yea: Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis

\_\_\_\_\_  
Commission Chair

\_\_\_\_\_  
Date:

PAID

JAN 06 2023



# PETERSBURG BOROUGH VARIANCE APPLICATION

Item 7A.

CODE TO: 110.000.404110

BASE FEE: \$100.00

PUBLIC NOTICE FEE: \$70.00

TOTAL: \$170.00

DATE RECEIVED:

RECEIVED BY:

CHECK NO. or CC: CC

### APPLICANT/AGENT

### LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)

NAME

NAME

Knut Frostad and Gerry Frostad

MAILING ADDRESS

MAILING ADDRESS

PO Box 923

CITY/STATE/ZIP

CITY/STATE/ZIP

Petersburg, AK 99833

PHONE

PHONE

907-518-1896

EMAIL

EMAIL

kgfrostad@gmail.com

### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

Lot: 2AA; Subdivision Olson/Macdonald; Plat#: 87-31; US Survey: USS285; Section:4; Township: T59S; Range: R79E; District: Petersburg - 110

PARCEL ID: 01-030-075

ZONE: SF

OVERLAY: —

CURRENT USE OF PROPERTY:

Vacant

LOT SIZE: App ¼ acre

PROPOSED USE OF PROPERTY (IF DIFFERENT):

Single Family Home

SEPTIC SYSTEM: Is there a septic system on the property?  YES  NO

What is current or planned system?  Municipal  DEC-approved on-site system

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name):

208 Mitkof Highway

### TYPE OF VARIANCE REQUESTED

Yard Setback

Maximum Lot Coverage

Building Height

Fence Height

Other:

### SUBMITTALS:

Please include a site plan proposed plans.

### SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s): Knut Frostad Gerry Frostad Date: 1/6/23

Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

# 19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): \_\_Knut & Gerry Frostad

Address or PID: \_\_\_208 Mitkof Highway

**Conditions of approval as required in Petersburg Municipal Code 19.80.050: (Note that all three conditions must be satisfied in order to qualify for a variance.)**

1. What is the exceptional physical circumstance or condition affecting this property?

- Substandard Lot Area
- Easements/ROW
- Stream/Drainage
- Steep/Unstable Slope
- Odd Lot Shape
- Nonconforming Structure
- OTHER (Please Specify):

2. Explain the exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

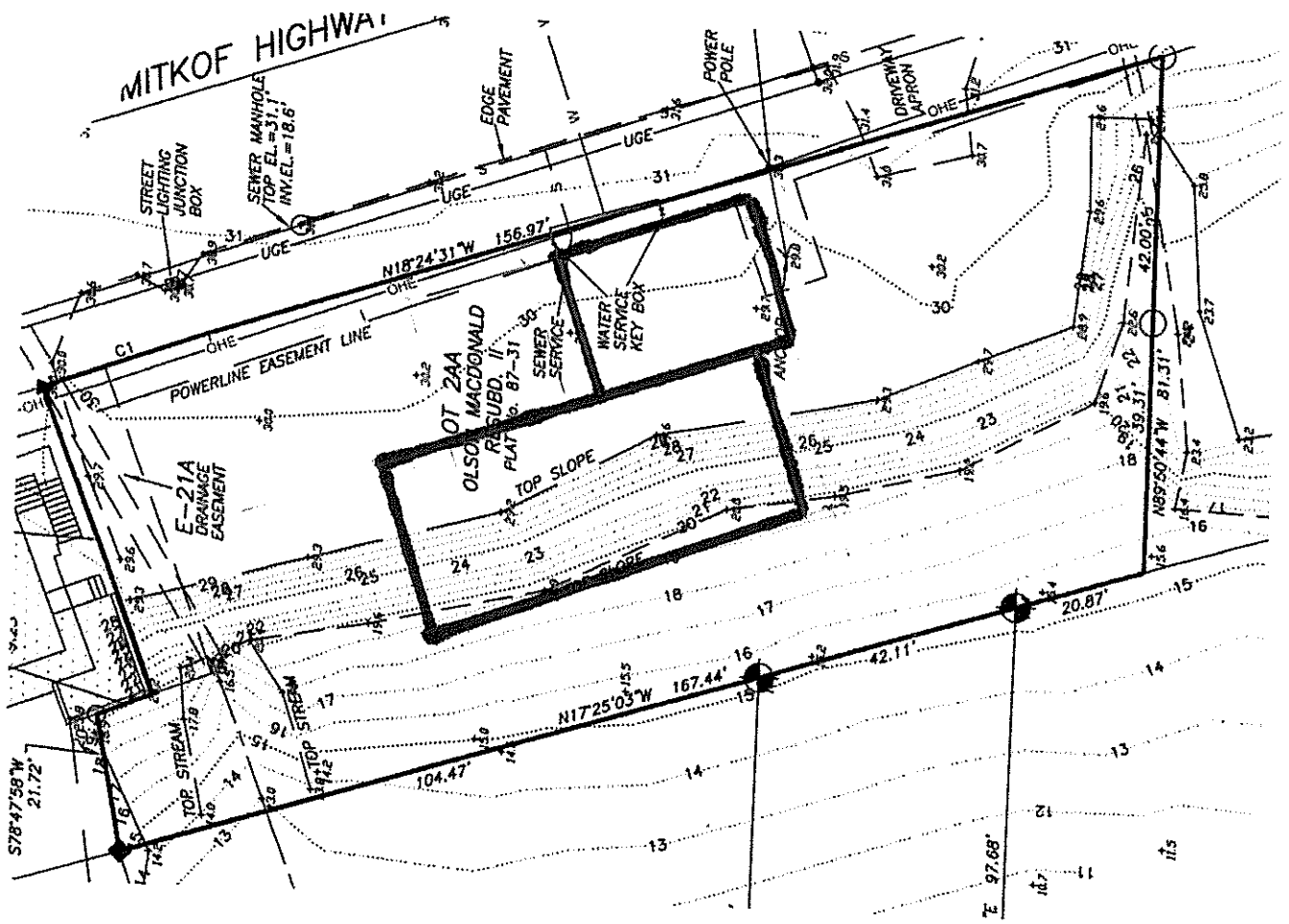
Lot is very shallow. 73' on the north end and 82' on the south end. The first 50' from the highway is near level. Beyond that point it drops down approximately 15'. I am attempting to do what my neighbors have done and use the limited depth of the lot to build my home and garage without excessive expense and encroaching on the view of my neighbors. I would like to be aligned with my neighbors and not move further into the Narrows.

3. Explain how the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

The neighbors to the north and south of this property are both very close to the highway easement. The neighbor to the north is 8' from the highway easement and the neighbor to the south is 1' 2" from the highway easement. The closer I get to the highway easement will minimize the encroachment to my neighbors view. Requiring to move towards Narrows would require Core of Engineering permits and excessive construction costs related to extending the existing bulkhead.

4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

Many homes on the Mitkof Highway have received a variance to the front/highway setback. This is particularly the case since the widening of the Mitkof Highway in the late 60's. The granting of this variance will result in maintaining the view my neighbors currently have and placing my house & garage in close alignment with them. I am requesting a front setback of 4' which splits the difference between adjoining lots. The previous owners of this lot had a similar variance approved that has subsequently expired.





**Karen Malcom**

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**From:** Karl Hagerman  
**Sent:** Wednesday, January 25, 2023 1:25 PM  
**To:** Liz Cabrera  
**Cc:** Molly Taiber; Karen Malcom; Ray Wesebaum; Chris Cotta  
**Subject:** RE: Frostad Variance

Liz,

After looking at the proposed footprint for the house and garage, I was concerned about the garage’s encroachment into the existing powerline easements along Mitkof Highway. The plan shows the garage clearly encroaching on what is an easement for a down guy anchor adjacent to the Frostad property. However, it does also look like he is planning to build at, but not encroach within, the overhead electrical distribution easement.

Upon discussions with PMPL staff, the down guy anchor was found to have been previously removed as it was not necessary to stabilize the pole at the site. Therefore, the encroachment into the down guy easement is not an issue for PMPL. However, I would emphasize that the footprint or eave line of the garage should not be allowed to encroach within the overhead powerline easement.

I’ve spoken to Mr. Frostad and he verified that he is planning to honor the easement line on his highway frontage – and he acknowledged that the down guy had been removed from the anchor prior to his ownership so he felt safe in proposing construction within that specific easement area. With his input in mind, PMPL has no issue with his plan for siting his home and garage from a utility perspective.

The water and sewer services have been installed when the rock foundation pad was built. The curb stop valves (there are two at the property) are not within the footprint of the structure as far as the plan shows. As long as the construction doesn’t cover the curb stop valve boxes, there are no concerns with water or sewer at the site.

Thank you,

Karl Hagerman  
Utility Director  
907-772-5421

# Frostad Property 208 Mitkof Highway 01-030-075

Item 7A.



**PROPERTY AREA**

